



MERROW
OGBOURNE ST. GEORGE

BREARLEY & RICH
ESTATE AGENTS

MERROW, OGBOURNE ST. GEORGE, MARLBOROUGH, WILTSHIRE, SN8 1SU

Trains run from Pewsey or Swindon to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes. M4 J15 Approx 4 miles.

A spacious and well presented 3 bedroom detached bungalow located in the centre of this highly sought after village on the outskirts of Marlborough. The property offers flexible living accommodation (with annex potential) and has a particularly nice size sitting room that overlooks the pretty garden to the rear and side.

* Village location * Welcoming entrance hall * Sitting/dining room * Well-appointed kitchen/breakfast room *
* Study * Master bedroom with en suite shower room * 3 further bedrooms * Family bathroom * Attractive and well-stocked garden *
* Good size single garage and parking * Oil Central heating *



Ogbourne St. George

A sought-after Wiltshire village that has beautiful countryside surrounding it as well as the historic Ridgeway, an Excalibur Trust Primary School and a pre-school, village hall, church and guest house. The pretty village is situated within an area of Outstanding Natural Beauty and is close to the historic market town of Marlborough

Marlborough

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well know retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including: the famed Marlborough College, and a sports centre. Marlborough is sited along the M4 corridor close to J15 (7.5miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough is surrounded by glorious countryside and Savernake forest. Local schools include: St John's Academy, St. Francis and Pinewood Prep, Dauntsey's, and St Mary's Calne.



THE PROPERTY

The property is entered via a welcoming hallway from where all rooms lead. Interestingly, the property is well-designed from the fact that that the main living accommodation is orientated to the rear of the property in order to take advantage of the pretty garden. The generous size sitting/dining room has a window to the rear and double doors that lead to the garden, giving this room plenty of natural light. The sitting room also has an impressive open fireplace. The kitchen/breakfast room has a door to the rear garden and plenty of modern fitted wall and base units as well as integrated appliances including: a fridge/freezer, dishwasher and eye-level oven. The master bedroom is also a generous size and has an en suite shower room. The second bedroom is a double size and has a basin. The third bedroom has sliding doors that lead to the rear garden and this room is currently used as another sitting room and could be part of an annex arrangement. The fourth bedroom is a good single but doesn't have a window. The study is located just off from this room. Finally, the spacious modern family bathroom has a white suite.

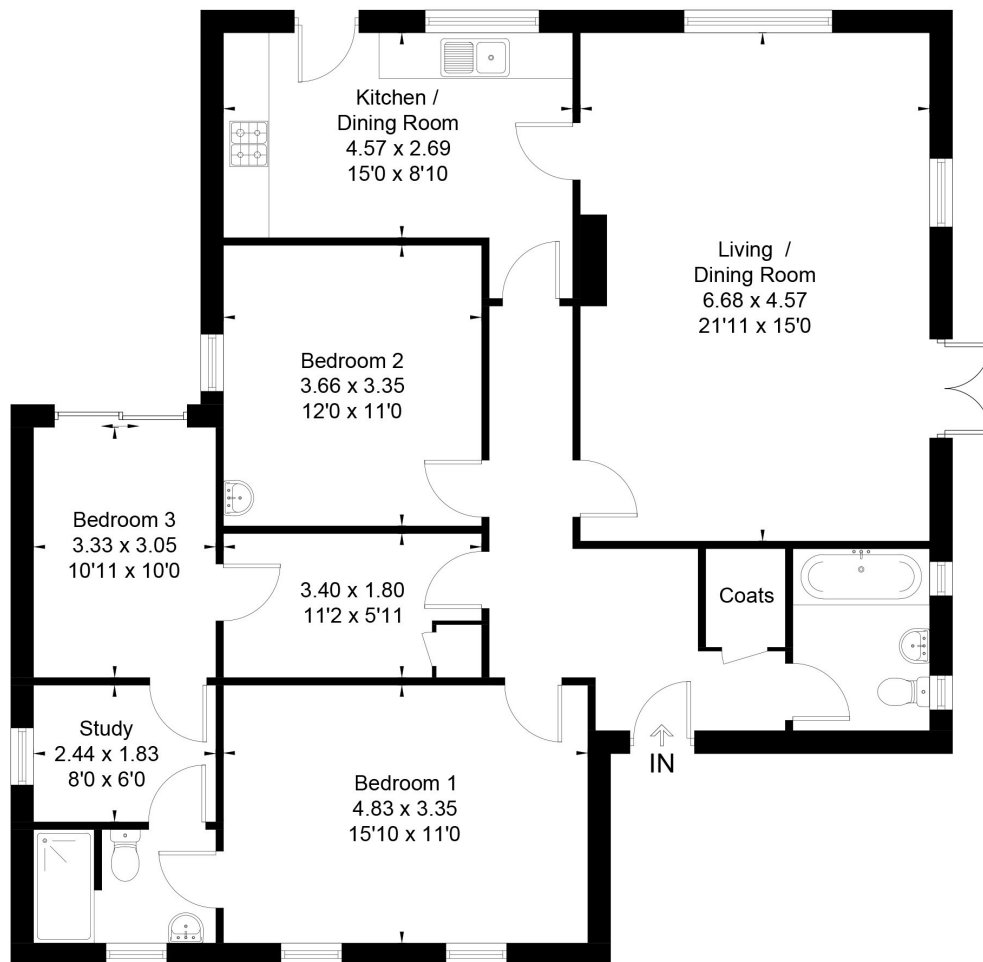
OUTSIDE

The garden is a good size and wraps around the property with a lawn, patio and mature shrubs and borders. There are two sheds and a wood store. The front of the property has steps up to the front door and also has a single garage with parking in front. NOTE: The other garage belongs the property to the right of Merrow.

SERVICES

Oil Fired Central Heating. Mains electricity, water and drainage. Council tax band: E.

Approximate Floor Area = 116 sq m / 1246 sq ft



Ground Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		

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